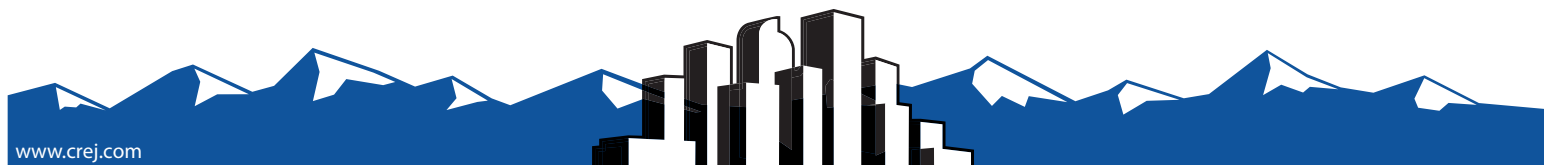


As appeared in.



COLORADO REAL ESTATE JOURNAL

THE COMMUNICATION CHANNEL OF THE COMMERCIAL REAL ESTATE COMMUNITY AUGUST 16-SEPTEMBER 5, 2006

Paul DeCrescentis of DePaul Real Estate Investment Group Inc. arranged a \$5.4 million refinance loan for an Arvada retail property.

Casper Western Real Estate LLC received the loan for Ralston Plaza, a 49,688-sf retail center at West 64th Avenue and Ward Road.

The 10-year loan has two years of interest only followed by a 30-year amortization. The interest rate is 115 basis points over the 10-year Treasury, or 6.3 percent.

Since the owners purchased the retail center 18 months ago, they have performed substantial renovations and increased leasing revenues, according to DeCrescentis.

The lender was not disclosed.

